



THE
A-TEAM

**RE/MAX
FIRST**

45 ELMA Street, Okotoks T1S 1J7

MLS® #: **A2182722**

Area: **Heritage Okotoks**

Listing Date: **12/09/24**

List Price: **\$629,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1928**
Lot Information
Lot Sz Ar: **5,750 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,123**
Low Sqft:
Ttl Sqft: **1,123**

DOM

12
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Treed**

Park Feat:

220 Volt Wiring,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Block,Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),French Door,No Animal Home,See Remarks,Tile Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`7" x 14`2"
Kitchen	Main	15`8" x 9`9"
Bedroom	Main	11`4" x 9`4"
Foyer	Main	10`3" x 7`3"

Room	Level	Dimensions
Dining Room	Main	9`6" x 8`7"
Bedroom - Primary	Upper	18`3" x 10`6"
Bedroom	Main	11`4" x 8`0"
4pc Bathroom	Main	11`9" x 7`9"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

45631

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Remarks

Pub Rmks: **Don't miss out on this rare opportunity! Enjoy beautiful historic Elma Street with mix of homes, small businesses, shops and restaurants, lined with towering trees, and only a few steps from the heart of Olde Town Okotoks shopping district. Zoned "Downtown District", this property offers a world of potential as a comfortable and functional residence or discretionary commercial uses. Large 50 x 115 ft. lot with back lane an 2 additional parking stalls as well as oversize double detached garage (insulated, drywalled, heated, 220 wiring). Beautifully landscaped with mature trees, shrubs, and wood walkways. This charming home exudes pride of ownership and has had numerous upgrades and renovations including updated windows, vinyl plank flooring, kitchen, appliances, bathroom, ceilings, baseboards, furnace, fencing, and more. Main floor features a spacious foyer with coat closet. Large living room with adjoining open dining area. Bright white kitchen with moveable island and door to side yard. Master bedroom plus second bedroom (or den) on main level. Main floor 4-piece bathroom. Upper loft or 3rd bedroom is spacious and bright and can be used as a flex room. Concrete block basement features laundry area and plenty of additional storage space. This home is meticulously maintained and move-in ready.**

Inclusions: **Garden shed, moveable kitchen island, firepit, workbench and shelving in garage**
Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











